

ATTACHMENT A: MTC’s TOD POLICY – KEY ISSUES MATRIX

POLICY ISSUE	Framing Question	Option 1	Option 2	Option 3
<i>Application of the Policy</i>				
1. MTC’s Funding Leverage	<i>Which projects should the TOD policy apply to?</i>	All Res. 3434 projects receiving regional discretionary funding	Only projects that use more than a certain amount/percentage of regional discretionary funding	
2. Type of Project	<i>Which types of projects should the TOD policy apply to?</i>	All types of Res. 3434 improvements (transit service upgrades, expansions and extensions)	Transit projects that expand service by enhancements or extensions	Only physical transit extensions
<i>Corridor Level Thresholds</i>				
3. Thresholds: Housing / Job	<i>What are the appropriate housing and/or job measures for the corridor level thresholds?</i>	One combined measure for jobs and housing	A separate measure for housing and a separate measure for jobs	Only a measure for housing
4. Affordable Housing	<i>Should the TOD policy require affordable housing in the corridors?</i>	Require a minimum of new housing to be affordable	Give affordable housing additional weight toward meeting corridor housing threshold	Do not require or weight affordable housing
5. Landbanking	<i>Should the TOD policy allow landbanking to count toward the thresholds?</i>	Allow limited future interim uses with a specific plan and time-specified conversion plan	Only allow parking lots or other non-building uses as future interim use	Do not allow land banking to count toward the thresholds
<i>Station Area Plans</i>				
6. Funding	<i>Should MTC’s station area planning grants be restricted to Resolution 3434 corridors?</i>	Restrict Station Area Planning Grants to stations in Res. 3434 corridors that don’t currently meet the land use thresholds	Make Station Area Planning Grants available to stations in all Res. 3434 corridors	Make Station Area Planning Grants available to both Res. 3434 and existing stations
7. Design Guidelines	<i>Should the station area planning grants include design guidelines?</i>	Require use of regional design standards	Require use of relevant transit agency standards or other specified design guidelines	Do not require use of design guidelines
8. Parking Management	<i>Should the policy require local parking policies for land uses close to transit stations, e.g. maximum ratios and pricing?</i>	Require use of regionally developed parking policies for transit station areas	Require use of locally developed parking policies for transit station areas	Do not require TOD-oriented parking policies
9. Auto-Dependent Uses	<i>Should the TOD policy prohibit auto-dependent uses, e.g. big box retail?</i>	Require local jurisdictions to prohibit auto-dependent uses in station areas	Require local jurisdictions to adopt pedestrian friendly design standards such as small block sizes and wider sidewalks	Do not prohibit any specific land uses or require any specific pedestrian design standards